PENNY MUDGETT ASSESSOR

www.newtown-ct.gov



May 1, 2016

Dear Property Owner:

Current Connecticut law mandates that the Assessor's Office revalue all real estate every five years. The next revaluation is to be implemented October 1st, 2017. Connecticut law also mandates that each Assessor's office properly assess real property fairly and equitably, and in doing so obtain information concerning the income and expenses related to income producing properties. Section 12-63c of the Connecticut General Statutes requires all owners of rental property to annually file the enclosed forms for each of the three years prior to the revaluation of all property in Newtown. All information filed and furnished with this report will remain confidential in the Assessor's office and is not open to any public inspection. ANY INFORMATION RELATED TO THE ACTUAL RENTAL AND RENTAL RELATED INCOME AND OPERATING EXPENSES SHALL NOT BE A PUBLIC RECORD AND IS NOT SUBJECT TO THE PROVISIONS OF SECTION 1-19 (FREEDOM OF INFORMATION ACT), OF THE CONNECTICUT GENERAL STATUTES.

Please complete the enclosed forms and return them to this Office on or before June 1, 2016. Failure to file these forms in a timely manner will result in a penalty of a TEN PERCENT (10%) INCREASE in your property assessment.

PLEASE NOTE THAT IN ACCORDANCE WITH SECTION 12-63c (d) OF THE CONNECTICUT GENERAL STATUTES, ANY OWNER OF RENTAL REAL PROPERTY WHO FAILS TO FILE THIS FORM OR FILES AN INCOMPLETE OR FALSE FORM WITH INTENT TO DEFRAUD, SHALL BE SUBJECT TO A PENALTY ASSESSMENT EQUAL TO A 10% (TEN PER CENT) INCREASE IN THE ASSESSED VALUE OF SUCH PROPERTY. FORMS WILL NOT BE ACCECPTED LATE WITHOUT PENALTY AS THEY WERE IN YEARS PAST

Please feel free to contact me by phone at (203) 270-4240, Monday through Friday 8:00am - 4:30pm, with any questions or concerns.

Respectfully: Penny Mudgett, CCMAII Assessor

2015 ANNUAL INCOME AND EXPENSE REPORT SUMMARY

Owner Name Pro	Properly Location
Mailing Address	
(if different from front)	Property Name
City/State/Zip	
1 Primary Property Use (Check One) Apartment Office Retail	tail Mixed Use Shopping Ctr. Industrial Other
2 Gross Building Area	
(Including Owner-Occupied Space) Sq.	Sq. Ft. 6 Number of Parking Spaces
3 Net Leasable Area Sq.	Sq. Ft. 7 Actual Year Built
4 Owner-Occupied Area Sq.	Sq. Ft. 8 Year Remodeled
5 Number Of Units	
INCOME	EXPENSES
9 Apartment Rentals (From Schedule A)	21 Heating/Air Conditioning
10 Office Rentals (From Schedule B)	22 Electricity
11 Retail Rentals (From Schedule B)	23 Other Utilities
12 Mixed Rentals (From Schedule B)	24 Payroll (Except management)
13 Shopping Center Rentals (From Schedule B)	25 Supplies
14 Industrial Rentals (From Schedule B)	26 Management
15 Other Rentals (From Schedule B)	27 Insurance
16 Parking Rentals	28 Common Area Maintenance
17 Other Property Income	29 Leasing Fees / Commissions / Advertising
18 TOTAL POTENTIAL INCOME	30 Legal and Accounting
(אמע בוופ ש דוווטטטון בוופ דר)	31 Elevator Maintenance
19 Loss Due to Vacancy and Credit	32 Tenant Improvements
20 EFFECTIVE ANNUAL INCOME	33 General Repairs
(Line to Minds Line 19)	34 Other (Specify)
	35 Other (Specify)
	36 Other (Specify)
	37 Security
	38 TOTAL EXPENSES (Add Lines 21 Through 37)
	39 NET OPERATING INCOME (Line 20 Minus Line 38)
	40 Capital Expenses
	41 Real Estate Taxes
	42 Mortgage Payment (Principal and Interest)

SCHEDULE A - 2015 APARTMENT RENT SCHEDULE

Complete this Section for Apartment Rental activity only.

T TT TETETHERMORE AND									TOTALS
	Other Specify		- The second sec						OTHER INCOME (SPECIFY)
	1								GARAGE/PARKING
	Garbage Disposal	The state of the s							SUBTOTAL
ſ	Dishwasher	The state of the s							OWNER/MANAGER/JANITOR OCCUPIED
Parking	Stove/Refrigerator								OTHER RENTABLE UNITS
Tennis Courts	Air Conditioning								4 BEDROOM
- 	Other Utilities								3 BEDROOM
Security	Electricity								2 BEDROOM
Furnished Unit	Heat								1 BEDROOM
(Please Check All That Apply)	(Please Chr								EFFICIENCY
RENT		LEASE TERM	PER UNIT TOTAL	SQ. FT.	8 BATHS	ROOMS	RENTED	TOTAL	
BUILDING FEATURES INCLUDED IN	BUILDING FE	TYPICAL	MONTHLY RENT	UNIT SIZE	ROOM COUNT	ROO	NO. OF UNITS	NO. C	UNITTYPE

SCHEDULE B - 2015 LESSEE SCHEDULE

Complete this Section for all other rental activities except apartment rental.

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											OWNER	
· · · · · · · · · · · · · · · · · · ·											TENANT	INTERIOR FINISH
											COST	

VERIFICATION OF PURCHASE PRICE

URCHASE PRICE	€9	DOWN PAYMENT \$	DATE OF PURCHASE	URCHASE	
DATE OF LAST APPRAISAL		APPRAISAL FIRM	APPRAISED VALUE	D VALUE	and the second s
				_	(Check One) FIXED VARIABLE
RST MORTGAGE	· •	1	PAYMENT SCHEDULE TERM	YEARS	
SECOND MORTGAGE		INTEREST RATE """"""""""""""""""""""""""""""""""""	PAYMENT SCHEDULE TERM PAYMENT SCHEDULE TERM	YEARS YEARS	
CHATTEL MORTGAGE	49		PAYMENT SCHEDULE TERM	YEARS	
DID THE PURCHASE PRICE INCLUDE A PAYMENT FOR:	LUDE A PAYMENT FOR:	FURNITURE? \$ EQUIPMENT? (Value)	NT?(Value)	OTHER (Specify) \$	(Value)
HAS THE PROPERTY BEEN LISTED FOR SALE SINCE YOUR PURCHASE?	TED FOR SALE SINCE YOUR PU	JRCHASE? (Check One) YES NO			
F YES, LIST THE ASKING PRICE	€9 	DATE LISTED	BROKER		
Remarks - Please explain an	y special circumstances or r	Remarks - Please explain any special circumstances or reasons concerning your purchase (l.e., vacancy, conditions of sale, etc.)	conditions of sale, etc.)		
DO HEREBY DECLARE I BEST OF MY KNOWLEDG EXPENSES ATTRIBUTAB	JNDER PENALTIES OF F SE, REMEMBRANCE AND LE TO THE ABOVE IDEN	DO HEREBY DECLARE UNDER PENALTIES OF FALSE STATEMENT THAT THE FOREGOING INFORMATION, ACCORDING TO THE BEST OF MY KNOWLEDGE, REMEMBRANCE AND BELIEF, IS A COMPLETE AND TRUE STATEMENT OF ALL THE INCOME AND EXPENSES ATTRIBUTABLE TO THE ABOVE IDENTIFIED PROPERTY (Section 12-63c(d) of the Connecticut General Statutes).	INFORMATION, ACCORDING TEMENT OF ALL THE INCOME Connecticut General Statutes).	TO THE	
SIGNATURE		NAME (Print)	DATE	,m 	
TITLE	To a control of the property o	TELEPHONE			